

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Tuesday, July 8, 2024

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Jessica Murphy, Deby Fox-Hahn, Nick Pordan, Mark Bartholomew and Bob Rose
Management Representative: Cindy Morris

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. meeting started at 6:05 PM

D. SET THE AGENDA: Nick Pordan made a motion to set the agenda as amended, Mark Bartholomew seconded the motion; all were in favor.

E. REVIEW THE MINUTES: Jessica Murphy made the motion to accept the minutes from June 11, 2024, Joe Morgante seconded; all were in favor.

F. FINANCIAL REPORT:

- The June 2024 financial reports were reviewed. There was \$45,862.70 in the Operating account and approximately \$1,305,000 in the Reserve account for a total of \$1,350,000.
- Cindy discussed the delinquencies.

Deby Fox-Hahn made a motion to accept the financial report, Nick Pordan seconded; all were in favor.

G. ADMINISTRATIVE & LEGAL:

- 152 windows were approved, and the new patio and removal of private fence was approved for 1208.
- There was a discussion on the grass planted next to unit 1051 and the Facebook post from unit 253 regarding her fence being stained.
- The Board discussed the reactions to the walk around infractions and they also discussed the Town of Amherst pipe lining project happening between our property and the golf course.

H. MAINTENANCE & GROUNDS:

- Bob Rose made a motion to accept the bid from RPM Ground Service Inc. for a new contract for both landscaping and snow removal that would start November 1, 2024, and end October 31, 2027. Nick Pordan seconded the motion. The vote was 2 in favor, 4 opposed and one abstention.
- Jessica made a motion to accept the bid from Baughman's Magic Seal to mill the property (approximately 100,000 sq. feet of asphalt, starting at 51 Charlesgate Circle and ending at 703 Charlesgate Circle). Nick Pordan seconded the motion, all were in favor and the motion passed. Cindy will coordinate a meeting with Eric Baughman to work out the dates and the logistics of this major project.
- Cindy will contact Larry Seitz to finalize the date for the new bike path. Cindy will notify Sue when she confirms a date with Seitz paving.

I. OLD/NEW BUSINESS:

The next board meeting will be Wednesday August 14, 2024, at the Greenwood Clubhouse at 5:30PM. The annual meeting will follow at 7:00 Pm.

Nick Pordan made a motion to adjourn the meeting at 7:40 pm, seconded by Deby Fox-Hahn; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association